160.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,018,200 / 1,018,200
					USE VALUE:	1,018,200 / 1,018,200
					ASSESSED:	1,018,200 / 1,018,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SKOURIDES GEORGE/EFFIE
Owner 2:	SKOURIDES DIMITRIOS/EFSTRATIA
Owner 3:	
Street 1:	118 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SKOURIDES DIMITRIOS+GEORGE -
Owner 2:	SKOURIDES EFSTRATIA + EFFIE -
Street 1:	118 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Stucco Exterior and 3937 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	503,700		514,500	1,018,200
Total Card	0.241	503,700		514,500	1,018,200
Total Parcel	0.241	503,700		514,500	1,018,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.62 | /Parcel: 258.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 160.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	503,800	0	10,500.	514,500	1,018,300	1,018,300	Year End Roll	12/18/2019
2019	101	FV	371,000	0	10,500.	514,500	885,500	885,500	Year End Roll	1/3/2019
2018	101	FV	371,000	0	10,500.	455,700	826,700	826,700	Year End Roll	12/20/2017
2017	101	FV	371,000	0	10,500.	382,200	753,200	753,200	Year End Roll	1/3/2017
2016	101	FV	371,000	0	10,500.	382,200	753,200	753,200	Year End	1/4/2016
2015	101	FV	348,700	0	10,500.	330,800	679,500	679,500	Year End Roll	12/11/2014
2014	101	FV	348,700	0	10,500.	319,700	668,400	668,400	Year End Roll	12/16/2013
2013	101	FV	348,700	0	10,500.	304,300	653,000	653,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12493

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SKOURIDES DIMIT	32695-289		3/23/2001	Family	1	No	No		
RIGAKIS KOSTOS	30472-13		7/28/1999	Family	145,000	No	No		
	11454-744		1/10/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2019	868	Re-Roof	7,664	C				
3/24/2017	317	Porch	1,200	C				
5/24/2007	377	Manual	1,000					blown in attic ins
11/6/2000	860	New Wind	10,000	C				4 WINDOWS-DOORS-IN

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	TTL REFUSAL	HS	Hanne S
1/5/2009	Measured	189	PATRIOT
1/21/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	8									514,500						514,500	

Total AC/HA: 0.24105 | Total SF/SM: 10500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,500 | Spl Credit | Total: 514,500

User Acct

106511

GIS Ref

GIS Ref

Insp Date

10/06/18

!12493!

PRINT

Date	Time
12/11/20	02:34:41

LAST REV

Date	Time
12/12/19	17:14:26

danam

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	106511
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.93195486
Const Adj.:	0.99495000
Adj $ / SQ:	120.542
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618825
Depreciation:	115101
Depreciated Total:	503724

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

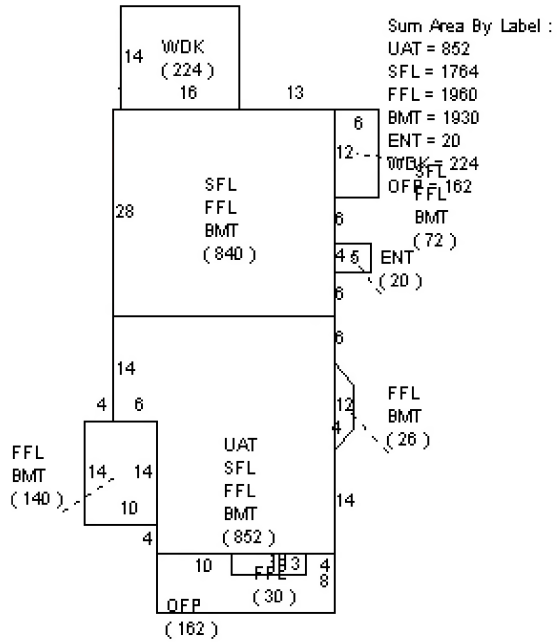
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,960	120.540	236,263
BMT	Basement	1,930	36.160	69,794
SFL	Second Floor	1,764	120.540	212,637
WDK	Deck	224	10.410	2,332
UAT	Upper Attic	213	84.380	17,973
OFP	Open Porch	162	26.550	4,301
ENT	ENTRY	20	26.270	525
	Net Sketched Area:	6,273	Total:	543,825
Size Ad	3724	Gross Are	6912	FinArea 3937

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	120.54
Special Features:	0	Val/Su Net:	80.30
Final Total:	503700	Val/Su SzAd	135.26

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	